



# **Spring Valley Town Advisory Board**

## **NOTICE OF PUBLIC MEETING**

### **AGENDA**

#### **SPRING VALLEY TOWN ADVISORY BOARD**

**TUESDAY, JUNE 9, 2015– 6:30 PM**

**DESERT BREEZE COMMUNITY CENTER**

**8275 SPRING MOUNTAIN ROAD**

**LAS VEGAS, NV 89117**

**Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**

**If you need to contact a Board member, please call 455-8338.**

#### **BOARD MEMBERS**

John Catlett

Dee Gatliff, Vice Chair

John Getter, Chair

Darby Johnson, Jr.

Angie Heath Younce

Mike Shannon, Town Liaison (702) 455-8338

Diana Morton, Secretary (702) 254-8413

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

#### **I. CALL TO ORDER**

#### **II. PLEDGE OF ALLEGIANCE**

#### **III. PROCEDURES/CONDUCT**

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections

D. Approval of Minutes of May 26, 2015

#### **IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and**

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.

#### **V. TOWN BOARD INPUT**

#### **VI. GENERAL BUSINESS**

A. Liaison/County Staff Business

B. Discussion of the Sign Code Re-write

#### **VII. PLANNING & ZONING**

Possible action to be taken on the following applications:

SEE ATTACHMENT “A”

Items on the agenda may be taken out of order.

The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay

discussion relating to an item at any time.

- VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- IX. Set next meeting date – Tuesday, June 30, 2015 – 6:30 PM
- X. Adjournment

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager

Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A**

# **SPRING VALLEY TOWN ADVISORY BOARD ZONING AGENDA**

**TUESDAY, 6:30 P.M., JUNE 9, 2015**

## **HELD OVER FROM MAY 26, 2015 MEETING:**

1. **ZC-0279-15 – BANK PIONEER CITIZENS NEVADA:**  
**ZONE CHANGE** to reclassify 1.4 acres from C-P (Office & Professional) Zone to C-1 (Local Business) Zone in the Desert Inn Road Transition Corridor Overlay.  
**USE PERMITS** for the following: **1)** convenience store; **2)** gasoline station; and **3)** vehicle wash (automobile).  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow alternative landscaping; **2)** allow alternatives to the Desert Inn Transition Corridor Overlay Design Standards; and **3)** reduced separation between an intersection and a driveway approach.  
**DESIGN REVIEWS** for the following: **1)** a convenience store with gasoline station; **2)** a vehicle wash (automobile); and **3)** a restaurant with drive-thru. Generally located on the northwest corner of Desert Inn Road and Rainbow Boulevard within Spring Valley (description on file). SB/pb/ml (For possible action) **BCC 6/17/15**

**06/17/15 BCC**

2. **TM-0060-15 – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**AMENDED HOLDOVER TENTATIVE MAP** consisting of 20 (previously notified as 25) single family residential lots and common lots on 5.0 acres in an R-1 (Single Family Residential) Zone (previously notified as R-2 (Medium Density Residential) Zone) in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/rk/ml (For possible action) **BCC 6/17/15**
3. **WS-0124-15 (Previously ZC-0124-15) – TORREY PINES OC IRREVOCABLE BUSINESS TRUST:**  
**AMENDED HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** for an over-length cul-de sac (previously not notified).  
**WAIVER OF CONDITIONS** of a zone change (ZC-0243-05) requiring redesign the site so that larger lots are located on the east side of the property adjacent to the existing R-E zoned single family subdivision and the smaller lots be on the west side of the property (previously not notified).  
**DESIGN REVIEW** for a single family subdivision on 5.0 acres in an R-1 (Single Family Residential) Zone (previously notified as R-2 (Medium Density Residential) Zone) in the CMA Design Overlay District. Generally located on the southeast corner of Mesa Vista Avenue and Torrey Pines Drive within Spring Valley. SS/mk/ml (For possible action) **BCC 6/17/15**

**07/07/15 PC**

4. **UC-0318-15 – BELTWAY ASSOCIATES, LTD:**  
**USE PERMIT** for an emergency medical care facility  
**DESIGN REVIEW** for an emergency care facility in conjunction with an existing commercial center on 1.6 acres in a C-1 (Local Business) Zone. Generally located on the west side of Fort Apache Road, 300 feet south of Desert Inn Road within Spring Valley. SB/mk/ml (For possible action) **PC7/7/15**
5. **VS-0326-15 – CENTURY COMMUNITIES OF NEVADA, LLC:**  
**VACATE AND ABANDON** a portion of right-of-way being Fort Apache Road located between Sherwood Greens Drive and Pebble Road within Spring Valley (description on file). SB/mk/ml (For possible action) **PC 7/7/15**